

092.0

0004

0011.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

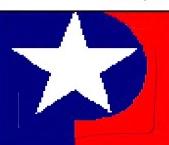
Total Card / Total Parcel
589,300 / 589,300

USE VALUE:

589,300 / 589,300

ASSESSED:

589,300 / 589,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		EPPING ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SENESI FRANK R JR	
Owner 2:		
Owner 3:		

Street 1:	52 EPPING STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	STEWART TIMOTHY J/TRS/L/EST -
Owner 2:	FRANK SENESI JR TRST -
Street 1:	52 EPPING STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION

This parcel contains 6,790 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1964, having primarily Wood Shingle Exterior and 936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6790		Sq. Ft.	Site		0	70.	0.92	5									436,592						436,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6790.000	152,300	400	436,600	589,300		59698
							GIS Ref
							GIS Ref
							Insp Date
							03/25/09

PREVIOUS ASSESSMENT **Parcel ID** 092.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	152,300	400	6,790.	436,600	589,300	589,300	Year End Roll	12/18/2019
2019	101	FV	138,500	400	6,790.	442,800	581,700	581,700	Year End Roll	1/3/2019
2018	101	FV	138,500	400	6,790.	330,600	469,500	469,500	Year End Roll	12/20/2017
2017	101	FV	138,500	400	6,790.	299,400	438,300	438,300	Year End Roll	1/3/2017
2016	101	FV	138,500	400	6,790.	286,900	425,800	425,800	Year End	1/4/2016
2015	101	FV	141,200	500	6,790.	243,200	384,900	384,900	Year End Roll	12/11/2014
2014	101	FV	141,200	500	6,790.	230,800	372,500	372,500	Year End Roll	12/16/2013
2013	101	FV	141,200	500	6,790.	219,500	361,200	361,200		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEWART TIMOTHY	53137-209		7/2/2009	Family		1	No	No	
SUCKNEY CATHERI	49423-460		5/10/2007	Family		1	No	No	
SENESI FRANK R	49423-447		5/10/2007	Family		1	No	No	
SUCKNEY CATHERI	49423-445		5/10/2007	Family		1	No	No	
SUCKNEY CATHERI	47814-56		7/17/2006	Family		1	No	No	
	18243-434		6/1/1987		182,500	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/11/2012	1621	Re-Roof	5,000	C					4/11/2013	Info Fm Prmt	MM	Mary M											
									3/25/2009	Measured	197	PATRIOT											
									2/29/2000	Inspected	276	PATRIOT											
									1/26/2000	Measured	263	PATRIOT											
									12/1/1991		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type:	19 - Ranch	Full Bath:	1	Rating:	Average		
Sty Ht:	1 - 1 Story	A Bath:		Rating:		38	
(Liv) Units:	1	Total:	1	3/4 Bath:			
Foundation:	1 - Concrete	A 3QBth:		Rating:			
Frame:	1 - Wood	1/2 Bath:		Rating:			
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:			
Sec Wall:	8 - Brick Veneer	OthrFix:		Rating:			
Roof Struct:	1 - Gable	OTHER FEATURES					
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average		
Color:		A Kits:		Rating:			
View / Desir:		Frpl:	1	Rating:	Average		
GENERAL INFORMATION		WSFlue:		Rating:			
Grade: C - Average		CONDOS INFORMATION					
Year Blt:	1964	Eff Yr Blt:		Location:			
Alt LUC:		Alt %:		Total Units:			
Jurisdict:		Fact:	.	Floor:			
Const Mod:		% Own:		Name:			
Lump Sum Adj:		DEPRECIATION					
INTERIOR INFORMATION		Phys Cond:	AV - Average	31. %			

INTERIOR INFORMATION

INTERIOR INFORMATION			Phys Con
Avg Ht/FL: STD			Function
Prim Int Wall: 1 - Drywall			Econom
Sec Int Wall:		%	Spec
Partition:	T	- Typical	Overrid
Prim Floors:	4	- Carpet	
Sec Floors:		%	
Bsmnt Flr:	12	- Concrete	CALCS
Subfloor:			Bas
Bsmnt Gar:	1		C
Electric:	3	- Typical	A
Insulation:	2	- Typical	Other
Int vs Ext:	S		Grad
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	NE
# Heat Sys:	1		L
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Dep
% Com Wall		% Sprinkled:	Deprecia

MOBILE HOME

Make:

odel:

Serial #:

Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	120	A	AV	1975	5.38	T	35.2	101			400			400

SKETCH

3

FFL
BMT
(936)

24

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc.

